

City of Cave Springs
Planning Commission Meeting
Cave Springs – American Legion Building
March 1, 2016

Official Meeting

Jason Strecker officially called the Planning Commission meeting to order at 6:30 PM.

Members Present:

Mike Henson	Absent
Jason Strecker	Present
Bruce McCreary	Present
Suzy Fehlig	Absent
Mark Scabarozi	Present
Fallon Henry	Present
Mark Farmer	Absent
Kimberly Hutcheson	Absent

Kimberly Hutcheson was absent and Nicole Ferguson filled in

Others Present:

Travis Lee – Mayor
Charlie Holyfield - City Manager
Nicole Ferguson – Mayors Assistant

New Business:

Rezoning request - notice of violation for code enforcement

Ozark Snake Farm – rezone to C3 with a conditional use.

Need to rezone from agriculture to C3, conditional use permit to follow.

1. 90% of sales are out of state and 10% are on the property.
2. Allowed under agriculture and won't need the C3 zoning.
3. Does not have signing stating Ozark Snake Farm.
4. Has all the safety measures of containment, uses commercial enclosures that are reptile specific and are expensive.
5. Has 15 days to have a public hearing per Ordinance. April 5th before the planning commission and April 12th before City Council. All in favor – none opposed.

Lot Split Application

Ken Hatfields place on Wagon Wheel Road – 6 acres split off of 8 2/3 acres.

1. Suzy to get survey done first (draft) on how lot will be split – wants to split 6 acres off.
2. Public hearing on April 5th and City Council April 12th.
3. Mayor Lee mentioned donating some land for a City Park.

Cave Springs Planning Ordinances and Legal Opinion Review

Direction on Commercial Development to Mr. Eichmann – 264 to 112 to County Road 206 then HWY 112 to Osage Creeks to rezone.

1. Per Mike Hensen – it did not get passed. It went to City Council in August of last year, was tabled and not been brought back up or resolved.
2. To discuss more specifically in 2 weeks – we may have already done some things.

Sites Arkansas Code

1. Need to update area planning maps.
2. No zoning official yet at City Hall.
3. Mayor Lee said he had thought we had done comprehensive studies in the past.
4. Jason wants to get the 80 page comprehensive documents outline for the entire planning process for Arkansas.
5. Per Mayor Lee, email Jeff on anything he may need.

April 5th Public hearings coming up:

1. Lot split on Wagon Wheel road
2. Pool from Goldsteins in Hyde Park – area variance.
3. Chev's Trucking company

Rezone request:

Chev's Trucking Company – on Ford Road. Change his zoning to C3 with conditional use.

1. Currently is agriculture 1 – has had a permit for 6+ yrs. Is hauling stuff in to his company, is grinding it up, mixing with dirt and selling it on the property.
2. Pavecon is C3 HWY and is doing the same thing as Pavecon just not digging up dirt.

3. Builders in the area are concerned about all the grinding going on – suggested to put a 6 Ft fence up and will need a permit to do that.
4. C3 zoning does not match residential area and rezoning may not fix the problem.
5. Conditional use is the best way to go instead of rezoning. Will need a public hearing. Then we can review periodically and limit the hours that this work will take place.
6. Mayor Lee stated that we are getting street lights on Shores – there are two locations where it is 3 to 4 feet above grade and vegetation grows up: Shores and Bright / Shores and Rainbow.

Adjournment of Planning Commission Meeting

Jason Strecker made a motion to adjourn at 7:45 PM, all agreed motion passes.